



Office With Parking | To Let

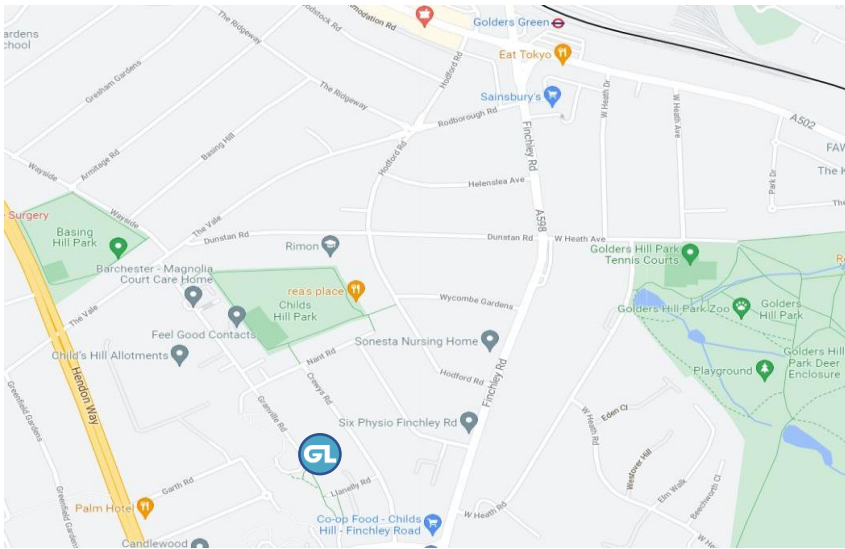
**1st Floor, Unit 3, Hawthorn Business Park,
165 Granville Road, London, United Kingdom, NW2 2AZ**
587 SQ FT (54 SQ M.)

Location: 165 Granville Road (Hawthorn Business Park), London NW22AZ is a modern, gated business-park style office development located in Childs Hill/Cricklewood, North-West London. Situated on Granville Road, just off The Vale and Hendon Way (A41), Hawthorn Business Park offers fast connections to Central London via A41/Hendon Way, A406 North Circular, and the M1 motorway. Golders Green Underground (Northern line) is 0.6 miles from the property (approx. 10–15 min walk) & Cricklewood Overground is 0.7 miles (approx. 20 min walk). There are numerous bus stops on Hendon Way/The Vale within a minute's walk.

Description: This predominantly open-plan first floor office offers a bright and versatile workspace, benefiting from excellent natural light with windows on three sides. The space is ideal for a range of business uses and is both functional and well-presented. It includes a small kitchenette and WC facilities on each floor. The office features perimeter trunking, suspended ceilings, gas central heating and a separate electric meter. One dedicated on-site parking space is included and this unit is available for immediate occupancy.

- GL CONVENIENT LOCATION**
- GL PARKING**
- GL GREAT NATURAL LIGHT**

- GL WC ON EACH FLOOR**
- GL SELF-CONTAINED**
- GL CARPETED FLOOR**



TENURE: Leasehold

TERMS: A new Lease to be agreed.

RENTAL: £22,000 per annum.

SERVICE CHARGE: The service charge for 2025 is £1,524. + VAT

VAT: VAT is applicable.

EPC: The NDEA EPC rating is 'B' (39).

VIRTUAL TOUR: [Click here for a virtual tour of the property.](#)

RATES: The current rateable value is TBC – interested parties are advised to contact the local Council.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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